TOWN OF MONTGOMERY

DEVELOPMENT REVIEW BOARD

NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday December 17, 2026** at 5:30 pm at the Montgomery Public Safety Building, 86 Mountain Rd, Montgomery, Vermont.

Efe Miller has submitted an application seeking Conditional Use Approval for a lodging establishment and restaurant located in, or within 50 feet of, the Village 2 Zoning District, Conditional Use Approval for a laundry and service building in the Conservation 2 Zoning District, Conditional Use Approval for pool/gym/spa facility in, or within 50 feet of, the Village 2 Zoning District. The applicant is also seeking Interpretation of the Zoning Regulation Section 3.3B) to determine if regulations and uses for Village 2 extend 50 feet into the more restrictive Conservation 2 Zoning District. The Montgomery Zoning Regulation requires the Development Review Board to hold a public hearing as part of Conditional Use Review.

The development is proposed on parcel # 00303.027A at 528 Highland Drive. The parcel is 10.82 acres total, and lies within the Village 2 and Conservation 2 Zoning Districts. Further information may be obtained from the Zoning Administrator, Ellen Fox, or at the Montgomery Town Clerk's Office.

An interested person must participate in the local proceeding as a prerequisite to the right to any subsequent appeal.

Nov 20, 2026: Posted at the Public Safety Building, Sylvester's, and the Post Office in Montgomery Village

Nov 20, 2026: Posted on the Town website

Nov 20, 2026: Mailed to applicant and abutters

Nov 20, 2026: Published in the St Albans Messenger legal classified

Certificate of Mailing:

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Notice of Hearing and copy of the application to the applicant:

Efe Miller
63 Wall Street
Apt 1909
New York, New York 10005

Notice of Hearing to all abutters:

Parcel ID	Owner Name 1	Owner Name 2	Mailing Address	City	State	Zip
00303.027X.	KHAN NAFIS	KHAN SARITA	PO BOX 486	MONTGOMERY CTR	VT	05471
00010.021X.	VERMONT DEPT FOREST PARKS & REC	WOODLAND	103 S MAIN ST 10 SOUTH	WATERBURY	VT	05676
04-242-06.1	AHA WATER COOPERATIVE INC.		P.O. BOX 461	NEWPORT	VT	05855
00303.035X.	BOWDEN TODD P		419 HIGHLAND DRIVE	MONTGOMERY CENTER	VT	05471

I attest that these documents were mailed by me by first class mail this 20th day of November 2026.

Ellen Fox

Ellen Fox, Zoning Administrator

KHAN NAFIS
KHAN SARITA
PO BOX 486
MONTGOMERY CTR, VT 05471

VERMONT DEPT FOREST PARKS & REC
WOODLAND
103 S MAIN ST 10 SOUTH
WATERBURY, VT 05676

AHA WATER COOPERATIVE INC.
P.O. BOX 461
NEWPORT, VT 05855

BOWDEN TODD P
419 HIGHLAND DRIVE
MONTGOMERY CENTER, VT 05471

Efe Miller
63 WALL ST APT 1909
NEW YORK, NY 10005

Rev 8/01

TOWN OF MONTGOMERY, VERMONT
APPLICATION TO DEVELOPMENT REVIEW BOARD

APPLICANT (s): Name (s) Efe Miller Phone: 424-202-9158
Address_63 Wall Street, Apt 1909,New York City, 10005

PROPERTY: Parcel I.D. No. 00303.027A Zoning District Village 2 and Conservation 2
Location 528 Highland Drive
Date Acquired June 2026 Town Land Records - Book 114 Page 72
Present Use Woodland Proposed Use Lodging establishment and Restaurant
Lot Size 10.8 ac Depth 360 ft Frontage on Public Road or R.O.W. 400 Feet Alpine Haven

TYPE OF APPLICATION:

( ) Appeal from a decision of the Administrative Officer
(X) Application for a Conditional Use Permit
( ) Application for a Variance from the Town's Zoning Regulations
( ) Approval of lot(s) accessed via Right-of-Way of record
( ) Site Plan approval for Subdivision
(X) Request for interpretation of Zoning Regulation or Map

State reason for Application:
1- Seeking conditional use approval for lodging establishment and restaurant in Village 2 with confirming and compliance of the Village 2 Zoning District standards. 2- Seeking additional 50 feet extending approval into the the Conservation 2 Zoning District as bylaws regulations state that 50 feet into Conservation 2 is allowable due to the parent parcel pre subdivision existing in 2016. I am seeking a formal ruling that §3.3(B)'s Village II treatment extends 50 feet into Conservation II. 3- Seeking conditional approval for laundry/service building which support the lodging establishment. (15 feet setback from land border) 4- Seeking conditional use approval for pool, Gym, Spa facility in Village 2 area with 15 feet setback from land border.

ADDITIONAL INFORMATION REQUIRED WITH APPLICATION: A **plot plan must** be submitted with this application to show; property boundary lines with dimensions, easement and right-of-way lines, all existing and proposed structures and alterations, proposed subdivision of land, scale and true north, location of sewage and water supplies, and other relevant information.

I hereby certify that the information in this application, (including attachments), is true and correct.

Signed: _____ Date: 10/20/2026
Applicant (s) or Authorized Agent

Submit to Town Clerk with required fee: Paid via town Website (See attached receipt)

****
Secretary, Development Review Board

FOR USE BY DEVELOPMENT REVIEW BOARD

DRB Application No._____ Zoning Permit Application No.:_____ Fee Paid:_____

Date Received:_____ Notice of Hearing Date:_____ Date of Hearing:_____

Decision of Board: Approved ( ) Denied ( ) Date of Decision:_____

Conditions:_____
_____

Transaction summary

TRANSACTION SUMMARY

PAYMENT ITEM	CUSTOMER NAME	AMOUNT
Zoning Permits	Efe Miller	$215.00
MUNICIPAY*SERVICE FEE		$5.70
	Total:	**$220.70**

Confirmation Number	41UJILSAZ7
Date Processed	Oct 15, 2026 09:59 AM
Transaction Type	Credit / Debit
Card Type	Mastercard
Card Number	**********0719
Cardholder Name	Efe Miller
Email	efe.miller@yahoo.com
Phone	424-202-9168

Town of Montgomery, VT - General
86 Mountain Road
Montgomery Center, VT 05471
Phone: 802-326-4719

Reference Number: 28218830

Zoning Permits
Customer Name:
Efe Miller $215.00

Total: **$215.00**

MUNICIPAY*SERVICE FEE
400 Congress Street
Portland, ME 04101
Phone: 877-590-5097

Reference Number: 28218831

MUNICIPAY*SERVICE FEE $5.70

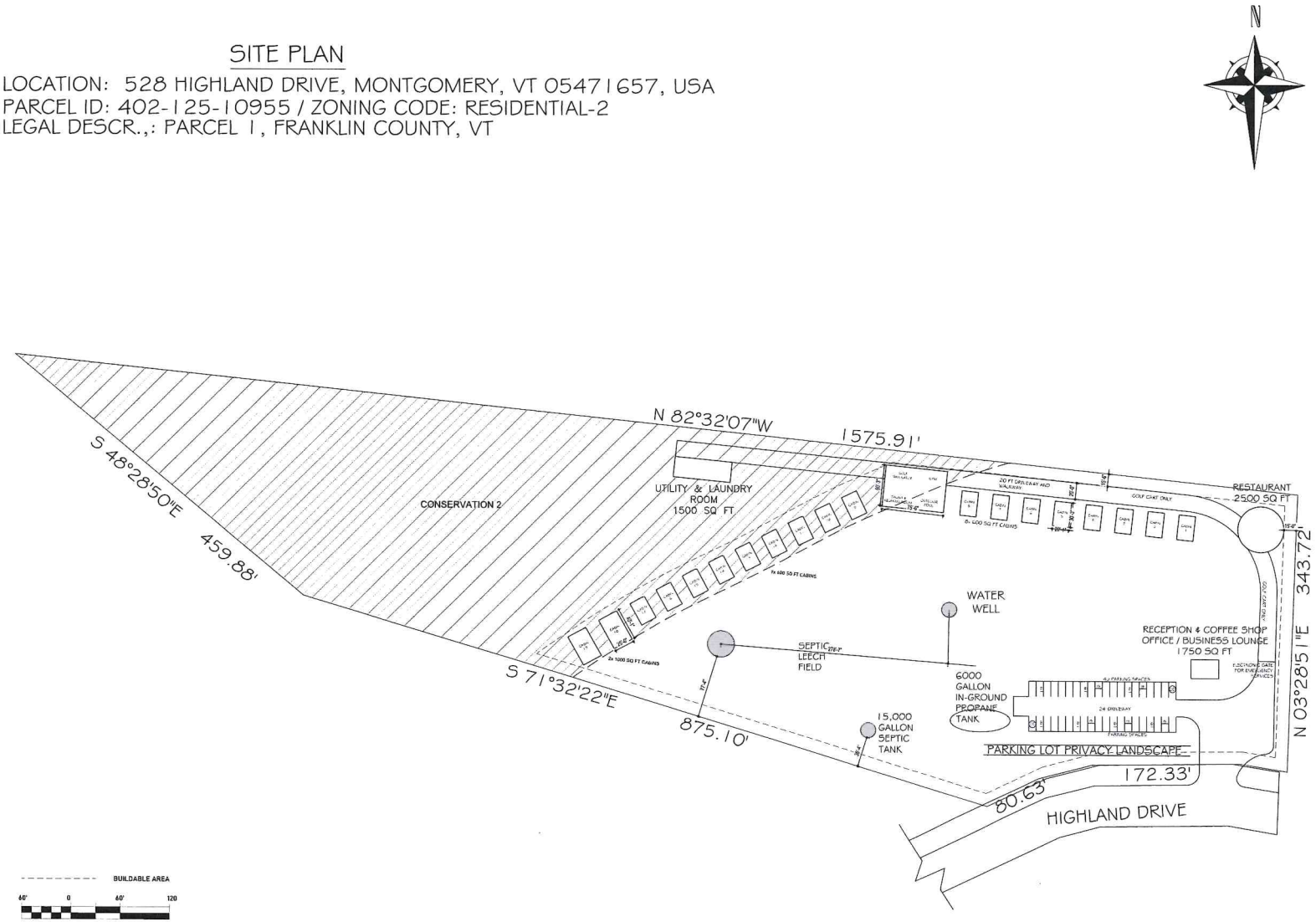
Total **$5.70**

Signature:

EFE MILLER
00303.027-A

SITE PLAN

LOCATION: 528 HIGHLAND DRIVE, MONTGOMERY, VT 05471657, USA
PARCEL ID: 402-125-10955 / ZONING CODE: RESIDENTIAL-2
LEGAL DESCR.,: PARCEL 1, FRANKLIN COUNTY, VT



SKI LODGE
528 Highland Drive
Montgomery, VT

Project No. 2026.01

Revisions
1

NOT FOR CONSTRUCTION

Notes
1.

Project North

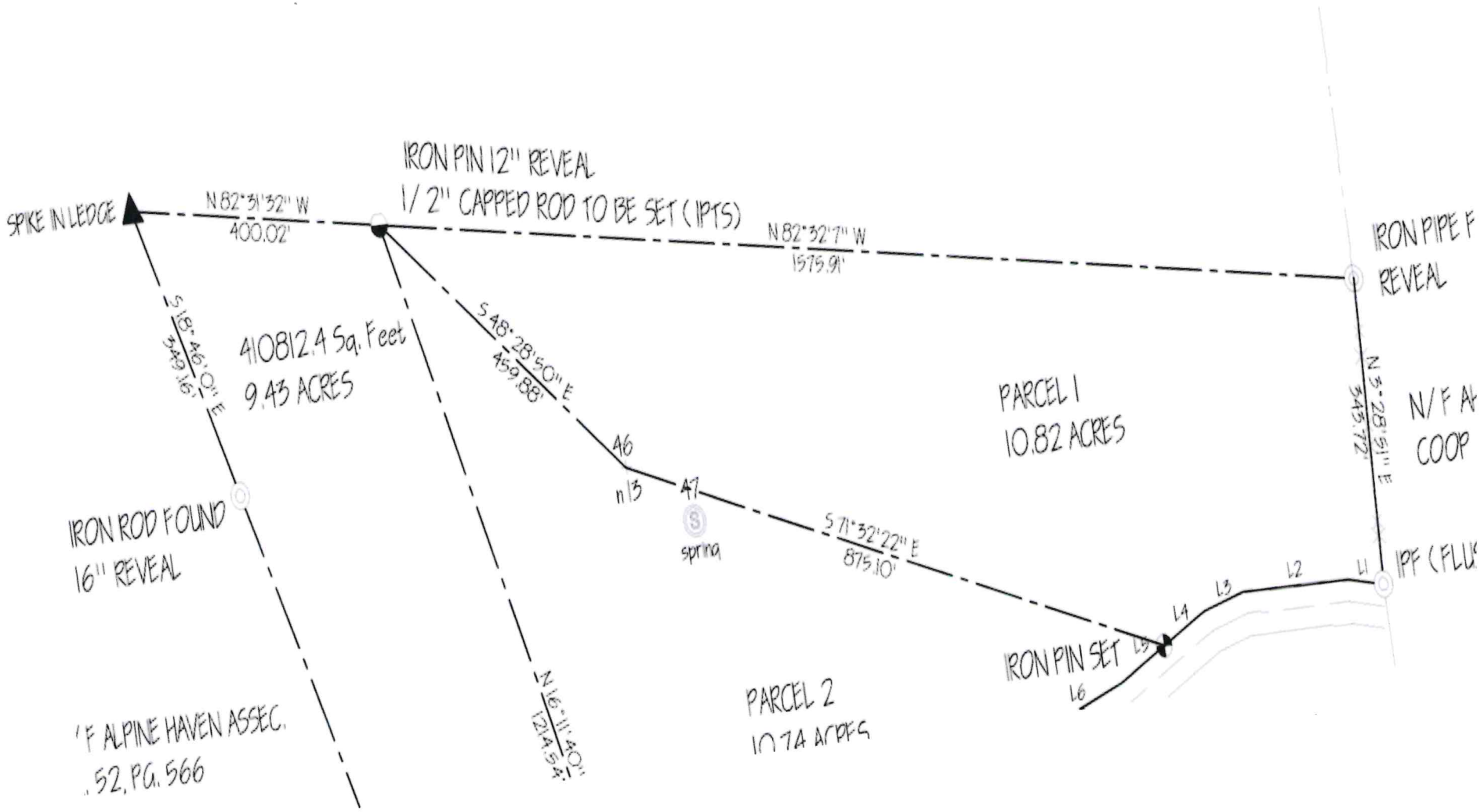
Scale 1" = 60'

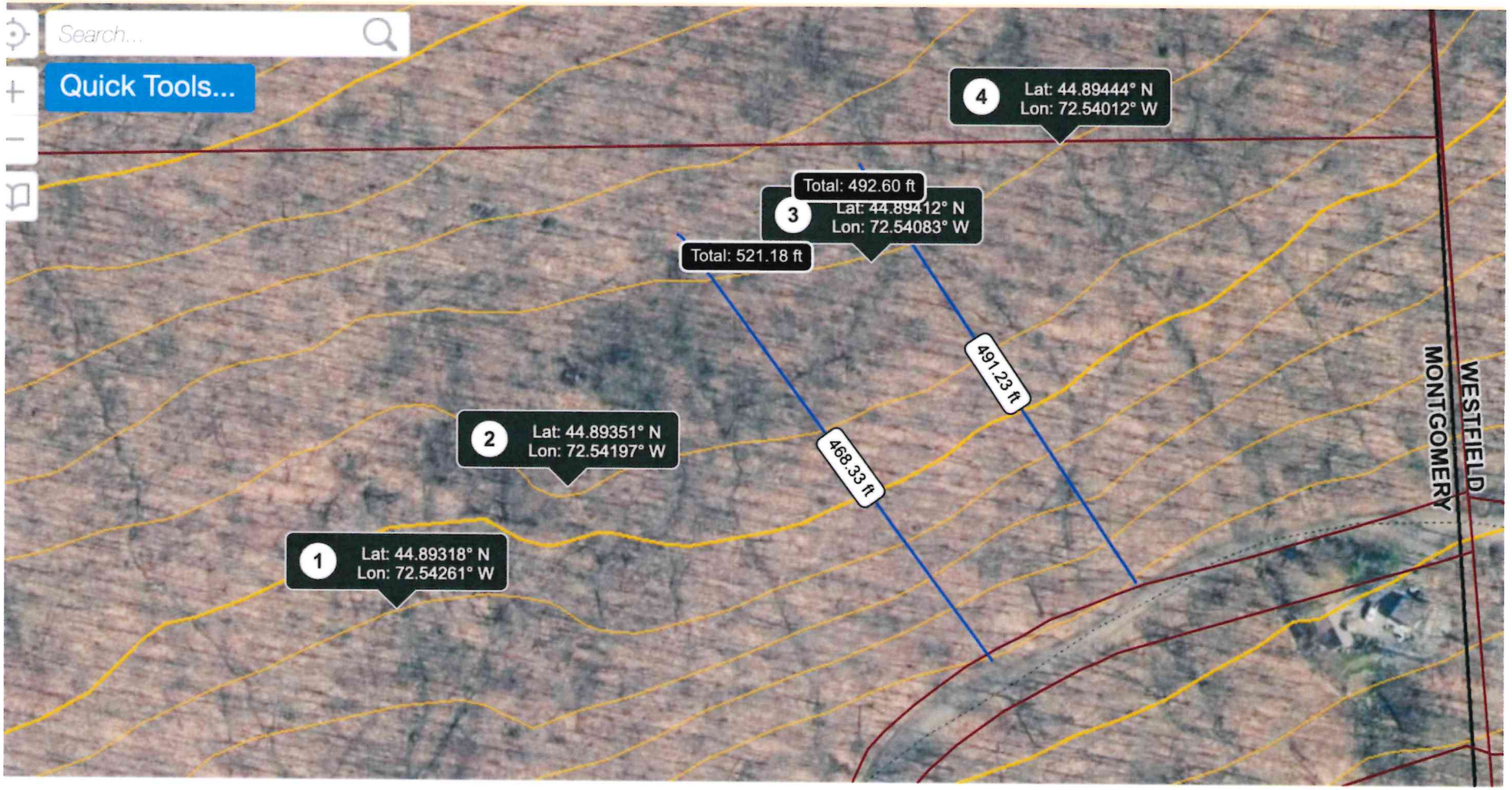
Site Plan

A0.1

Sheet No. 1 © 2026

MILLER
00303.027A




Search...
Quick Tools...
4
Lat: 44.89444° N
Lon: 72.54012° W
Total: 492.60 ft
3
Lat: 44.89412° N
Lon: 72.54083° W
Total: 521.18 ft
491.23 ft
468.33 ft
2
Lat: 44.89351° N
Lon: 72.54197° W
1
Lat: 44.89318° N
Lon: 72.54261° W
WESTFIELD
MONTGOMERY

EFE MILLER
00303.027A

PARCEL 1 APPLICATION FACTS & DETAILS

19 Independent cabins 20 feet apart, with a Restaurant for guests, Spa, Pool, Sauna, Gym, Massage Room.

Can I obtain conditional-use approval for an elevated restaurant in Village 2, Utility Room in Conservation II while demonstrating comply with the bylaws?

1- Development Area: Development will be located within the **Village II designated area** (shown in pink in town map), extending **450 feet from the road**, with an additional **50 feet into the Conservation II area**, as permitted under the applicable bylaws.

2 - Pink Village 2 Designation: Scientifically demonstrable longest measured designated pink area of the town zoning map in this land is **450 feet from my road.**

3 - Forest Clearing: Forest clearing will be **strictly limited to areas necessary for the proposed cabin development and associated site improvements**. The majority of the existing woodland will remain intact.

4 - Property Setbacks: All proposed development will be located **at least 15 feet from property boundaries**.

5 - Grading & Earthwork: There will be **no change to the existing grade within the Conservation II area** involving the transfer of more than **100 cubic yards of material**.

6 - 50 Feet in Conservation 2 Area: Bylaws regulations state that 50 feet into Conservation 2 is allowable due to the parent parcel pre subdivision existing in 2016. I am seeking a formal ruling that §3.3(B)'s Village II treatment extends 50 feet into Conservation II.

7- Rendering Images: These designs will be 90% accurate to the actual buildings that will be developed.

8- Amenities: Open to resort guests and local Montgomery town residents only.

9- Strom Water Management: A professional local company firm will be hired to execute this project who has experience in building Jay Peak Resort storm management construction.

10- ACT 250: An application will be submitted for Act 250 Jurisdictional Opinion Request

2018 Zoning regulation.
Accessory structure/use is conditional under "Other Uses"

- Maintenance and equipment shed
- Generator enclosure
- Small pool house
- Laundry or utility building
- Gazebo or covered guest-seating structure

Conservation 2 District: Conditional Approval

1- Utility Room:



- Piers/columns , stilt design
- **Modular prefab build**
- 4 Washing Machines, 4 Driers and Bobcat Snow Plower storage

- **Utility Room will be 100 Feet from t**he setback boundaries that are in the Conservation 2 zoning district
- **No change to the grade with transfer of more than 100 cubic yards** of material in Conservation 2
- Generator
- Small Pool House

Location:

Point 1: 1,892 ft elevation — 44.89434° N, 72.54312° W
Point 2: 1,889 ft elevation — 44.89428° N, 72.54312° W

Slope calculation Elevation change: 1,892 − 1,889 = 3 ft - Grade = 3 ÷ 21.9 × 100 **= 13.7% Grade**

Size:

Height: 20 feet:
Length: 60 feet
Width: 40 feet

2- Covered Gazebo

Sample image



- Gazebo or covered guest-seating structure
- Piers/columns , stilt design
- Modular prefab build
- Low Voltage Lighting
- Standalone with movable concrete pre- fab Piers/columns
- **Minimal grading**

Size:

Height: 25 feet:
Length: 30 feet
Width: 25 feet

Slope calculation Elevation change: 1,892 − 1,889 = 3 ft - Grade = 3 ÷ 21.9 × 100
= 11.7% Grade

Village 2 District:

Driveways:

- 16 feet wide with 20 feet internal road clearance for all emergency services with a dedicated wide turning area around cabins and restaurant.
- Golf carts road areas will be controlled by electrical gates that open up for emergency services only.
- Internal Bobcat and staff will constantly maintain & snow plowing.

Reception & Coffee Shop English Cottage



- 2 Floors totalling 1750 SQF
- Low Voltage Lighting
- Thatchated Roof
- 875 sqf each floor
- 2 bedroom accommodation on upper floor
- 25- 30 seats / people
- Open Fireplace
- 100 feet from land borders.

Location: 44.89373° N, 72.53897° W

Size:

Height: 30 feet:
Length: 35 feet
Width: 25 feet

Restaurant:

Vermont States 1st Michelin Star Restaurant with Michelin ⭐⭐⭐ 3 stars Chef Mr Cihan https://guide.michelin.com/us/en/restaurants

Mr Cihan: https://cihancetinkaya.com/en/about/

A **Michelin-star restaurant** is a restaurant recognized by the global MICHELIN Guide for **outstanding cooking**. Michelin's anonymous inspectors evaluate factors such as ingredient quality, flavor, cooking technique, the chef's culinary personality, and consistency.

The Global ratings go from **1 to 3 stars**: ⭐ **1 star** means high-quality cooking worth stopping for; ⭐⭐ **2 stars** means excellent cooking worth making a detour for; and ⭐⭐⭐ **3 stars** is the highest distinction, indicating exceptional cooking worth a special journey

Open to the public: 50% Discount on Alpine Haven and Montgomery town residents.





- **On stilt design**
- 2750 SF enclosed footprint
- 90 person max capacity
    - 70 dining seats
    - 10 bar seats
    - 8–12 lounge/terrace seats
- **30 feet clearance** from the land boundaries
- Elevated approximately **8–15 ft above existing grade**
- **Piers/columns**
- Low Voltage Lighting
- **Minimal grading**
- All in one level
- Deck overlooking the valley/mountains
- The on demand Golf cart only arrives and departs to the parking lot.
- Oil capture system prior septic
- Modern open ceiling hanging log Burner

Location:

Point 1: 1,808 ft elevation — 44.89441° N, 72.53882° W
Point 2: 1,786 ft elevation — 44.89425° N, 72.53882° W

Slope grade

32% Grade, or 17.7° Slope.

Size:

Dome:
Height: 25 feet:
Diameter: 60 feet
2,750 SF enclosed

Terrace:
900 SF open terrace
Height: 20 feet:
Length: 60 feet

SPA, POOL, GYM, GOLF SIMULATOR

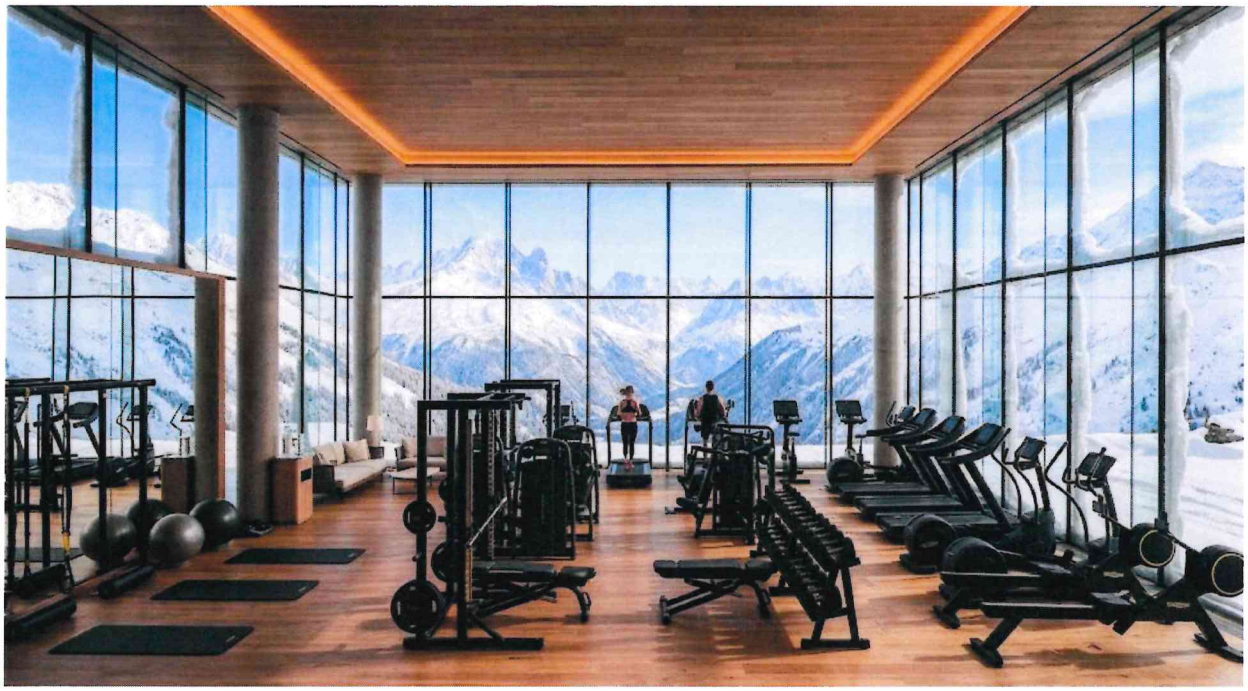
Open to guests, Alpine Haven and local Montgomery town residents only.



GOLF room is behind the Sauna



GYM is behind the relaxing room



- On stilt design
- Heated Acrylic Outdoor Pool
- 1700 SF enclosed footprint
- 36 person max capacity
    - Sauna 8
    - Gym 10
    - Pool 8
    - Golf Simulator 2
    - Relaxing Room 8
- 30 feet clearance from the land boundaries
- Elevated approximately **3–10 ft above existing grade**
- Piers/columns
- Low Voltage Lighting
- Minimal grading
- All in one level
- Deck overlooking the valley/mountains

Location:

Point 1: 1,849 ft elevation Lat: 44.89429 − 44.89437 = −0.00008°
Point 2: 1,847 ft elevation Lon: −72.54070 − (−72.54071) = 0.00001°

CABINS

Discounts for local town residents only.



12,200 SF total enclosed footprint total for 17+2 Cabins

- Piers/columns , stilt design
- **Modular prefab build**
- All within Village 2 boundary with+ 50 feet allowed Conservation 2 area according to bylaws.
- **15 feet + clearance** from all the land boundaries
- **Minimal grading**

Slope grade

Grade: 10.2% or Slope: 5.9°

Size:

Indoor:

Height: 15 feet:
1500 SF enclosed

Deck:

Width: 50 feet
Height: 20 feet:
Length: 75 feet

- **41 People Max occupancy**
- All in one level
- Small deck overlooking the valley/mountains
- Optional on demand Golf cart delivery for restaurant, spa and restaurant, parking lot instead of walking
- No Kitchen
- 17 X 600 SQF 2 people max
- 2 X 1000 SQF (2 bedrooms) 4 people max

Location:

See Sitemap.

Slope grade

On stilts when necessary with minimal earth and grade disturbance

Size:

17 x 600 Cabins

Height: 20 feet:
Length: 30 feet
Width: 20 feet

2 x 1000 Cabins

Height: 28 feet:
Length: 40 feet
Width: 25 feet

12,200 SF total enclosed

WATER WELL - (Subject to State Permit)

- **Minimum 150 Feet away from Septic**
- **Location:** Above the Septic grade/slope, location TBD (See proposed sitemap)

SEPTIC & LEACHFIELD (Subject to perc Test & State permit)

- Septic Tank Minimum 35 feet from land boundaries
- Leach Field 88 feet from land boundaries

- Both 50 feet from any “seasonal” water streams

Location:

See Sitemap.

PARKING LOT

- Purposely landscaped with winter capable trees and plants for privacy
    - **Plants:** White spruce, Norway spruce, American arborvitae
    - Minimum Height 10 feet.
- **Not visible from the road,** (see sitemap)
- 40 Parking Capacity
- Minimum grading less than 12% due to slope.

Location:

See Sitemap.

Slope grade

12% with minimal earth and grade disturbance

Size:

Length: 180 feet
Width: 60 feet